

REAL ESTATE COMMISSION
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii

MINUTES OF MEETING

The agenda for this meeting was filed with the Office of the Lieutenant Governor, as required by Section 92-7(b), Hawaii Revised Statutes.

Date: Friday, July 29, 1994

Time: 9:00 a.m.

Place: Kuhina Nui Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Present: Marcus Nishikawa, Chair, Oahu Member (Late Arrival)
Barbara Dew, Vice Chair, Oahu Member
Charles Aki, Hawaii Member
Michael Ching, Kauai Member
Alvin Imamura, Maui Member
Carol Mon Lee, Public Member (Late Arrival/Early Departure)
Nora Nomura, Public Member

Calvin Kimura, Supervising Executive Officer
Christine Rutkowski, Executive Officer
Jan Yamane, Real Estate Specialist
Russell Wong, Real Estate Specialist
Lee Ann Teshima, Real Estate Specialist
Shari Wong, Deputy Attorney General
Marlene Young, Special Deputy Attorney General
Irene Kotaka, Secretary

Dr. Nicholas Ordway, Hawaii Real Estate Research and Education Center
Steve Gilbert, Hawaii Real Estate Research and Education Center
Christine O'Brien, Hawaii Association of Realtors
Nicki Thompson, Hawaii Association of Realtors
Barry Fong, Coldwell Banker McCormack
Gloria Chi, Applicant
Frances D. Bollinger, Applicant
Glenn Higuchi, Applicant
Phillip L. Lopez, Applicant
Kelfred Chang, Applicant
William Tanaka, Paulin Pacific Group, Ltd.

Excused: Theo Butuyan, Public Member
Stanley Kuriyama, Oahu Member

Call to Order: Vice Chair Dew called the meeting to order at 9:10 a.m., at which time quorum was established.

Chair Nishikawa arrived.

Additional Distribution: The following materials were additional distributions:

3. Executive Officer's Report
 - b. Minutes of Previous Meetings - June 24, 1994
6. Committee Reports
 - a. Condominium and Cooperative Review Committee
 - b. Laws and Rules Review Committee
 - c. Education Review Committee
9. Questionable Applications
Phillip L. Lopez
Frances D. Bollinger

Vice Chair's Report: Vice Chair Dew reported that Commissioners Butuyan and Kuriyama were excused from the meeting.

Committee Reports: **Condominium and Cooperative Review Committee**

Upon a motion by Commissioner Ching, seconded by Commissioner Imamura, it was voted on and unanimously carried to approve the report of the July 13, 1994 meeting, with the exception of item 5.d., Program of Work and Budget, FY95, as follows:

1. Commissioners Michael Ching, Charles Aki, and Nora Nomura were sworn in prior to the meeting and are officially Real Estate Commissioners. The members of the standing committees are as follows:

Chair	<u>CCRC</u> Carol Mon Lee, Chair	<u>LRRC</u> Stanley Kuriyama,
Chair	Michael Ching, Vice Chair	Nora Nomura, Vice
	Charles Aki Barbara Dew Alvin Imamura Stanley Kuriyama Nora Nomura	Charles Aki Michael Ching Barbara Dew Alvin Imamura Carol Mon Lee
	<u>ERC</u> Alvin Imamura, Chair Charles Aki, Vice Chair Theo Butuyan Michael Ching Barbara Dew	

Marcus Nishikawa
Nora Nomura

2. Accept the minutes of the June 8, 1994 meeting.
3. Hawaii Real Estate Research and Education Center Report
 - a. Hawaii Association of Realtors Request for Condominium Study. Recommend that a written response be directed from the HREREC with cc: REC.
 - b. Hawaii Condominium Bulletin - Summer 1994 issue deferred to receipt of budget allocation. Recommend legislative update article.
 - c. Condominium Seminars - HREREC has reviewed and approved the Condo Expo's request to sponsor Mr. David Gibbons's presentation on "Association Budgets: and the "Twenty Year Face Lift." Ms. Yee of the HREREC and Ms. Ringle of the HCAAO commented on Mr. Gibbons's presentation at the Condo Expo, held on July 10-11, 1994, as being very informative and clear. It was considered the highlight of the Expo.
 - d. HREREC Interaction Program - The budget and reserves presentation at the Condo Expo on July 10, 1994 was well received. It appears that despite the various seminars and written information provided to consumers since the law came into effect, many people require further education.
 - e. Five Year Education and Research Plan - Commissioners and staff to submit comments on the proposed rollover 5th year to HREREC by July 25, 1994.
4. Project Registration, Public Reports, and Sales to Owner-Occupants
 - a. Hawaii Kai Condominium Project, Lot 5 - Supplemental Public Report Registration for construction and sale of additional apartments. Recommend that the matter be deferred to the next CCRC meeting, pending review by the Deputy Attorney General as to whether a supplemental public report is required and whether creation of additional units would submit the entire project to the jurisdiction of Chapter 514A, HRS.
 - b. Pomaika'i Business Center - Request for Extension - Supplementary Public Report Required? Recommend that the developer is required to submit a Supplementary public report pursuant to section 514A-41, HRS, and provide rescission rights pursuant to section 514A-63, HRS, to disclose amendment of the Declaration of Condominium Property Regime regarding the change in description of the limited common elements and common elements. The changes regarding parking stalls may also be disclosed through the Supplementary public report.
5. Program of Work
 - a. Rulemaking, Chapter 107 - Recommend approval of the final version of the proposed Hawaii Administrative Rules

regarding Budget and Reserves and proceed to public hearing. Recommend approval of the draft of the proposed Hawaii Administrative Rules regarding Arbitration of Condominium

- Disputes to be incorporated into the proposed governance rules.
- b. Condominium Project and Public Reports - Condominium Specialist Shiroma requested comment regarding the draft of the brochure entitled "So You Want To Go Condo?" by the end of July.
 - c. Interactive Participation with Organizations - Recommend approval for Commissioner Lee and one staff member with alternate to attend the CAI National Conference scheduled for September 29 to October 1, 1994.
6. Budget and Finance Report - Accept the Budget and Finance Report, dated May 31, 1994.
 7. Next Meeting: Wednesday, August 3, 1994
9:00 a.m.
Ka Lanakila Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Upon a motion by Commissioner Imamura, seconded by Commissioner Aki, it was voted on and unanimously carried to amend item 5.d., Program of Work and Budget, FY95, approving the final budget, adjusting the program of work to reflect an additional funding of \$100,000 and submitting the final copy to the Director for his approval.

Laws and Rules Review Committee

Upon a motion by Commissioner Nomura, seconded by Commissioner Imamura, it was voted on and unanimously carried to accept the report of the July 13, 1994 Laws and Rules Review Committee meeting, as follows:

1. Accepted the minutes of the March 9 and June 8, 1994 meeting.
2. Hawaii Real Estate Research and Education Center Report
 - a. Program of Work and Budget, FY95 - Submitted proposals and to work with REB staff for finalization at the July 29, 1994 meeting.
 - b. Advertising Brochure - Working on comments received and recommended to include Commissioner Dew's concerns about the use of real estate signs that licensees ascertain and comply with county, state and federal requirements on the use of real estate signs and its placement.
 - c. Broker Experience Certification - Recommended and acknowledged that report will include the certification requirements of other states.
 - d. Professional Responsibility Course - Will submit to REB, July 18, 1994.
 - e. Real Estate Summit I - Need Chair's approval for Honolulu on October 27, 1994, Hilton Hawaiian Village, \$18 for lunch.

- f. Real Estate Seminars - Carryover budget balance from FY94 to FY95.
3. Mandatory Continuing Education Legislation - Recommend approval for submission of Administration Bill to 1995 Legislature.
4. ARELLO Annual Conference - Recommend approval for attendance by Commissioner Imamura, Commissioner Aki, Real Estate Specialist Teshima and Supervising Executive Officer Kimura, with Commissioner Nishikawa as alternate.
5. Budget and Finance Report - Recommend acceptance of the Real Estate Recovery Fund Financial Report, dated May 31, 1994.
6. Next Meeting: Wednesday, August 3, 1994
10:30 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Education Review Committee

Upon a motion by Commissioner Imamura, seconded by Commissioner Aki, it was voted on and unanimously carried to accept the Education Review Committee Report for the July 13, 1994 meeting and to defer item 4.a., REEF and RERF Budget, FY95, as follows:

1. **Recommend approval** of May 25, 1994 and June 23, 1994 minutes.
2. HREREC Report
 - a. Program of Work and Budget, FY95
 - 1) Real Estate Summit I - HREREC recommends strong Honolulu Board of REALTORS involvement to encourage attendance of the Oahu Summit. Reports of the Kauai, Hilo and Kona Summits to be discussed at the August 25, 1994 ERC meeting.
 - 2) Continuing Education 93-94 Core Course - HREREC indicates that John Reilly has volunteered to serve on core course advisory committee. HREREC requests that the Commission suggest four more individuals with varied backgrounds to sit on the committee. Core course will emphasize mandatory seller disclosure and may include a short segment on time share.
 - 3) Continuing Education 93-94 Three Elective Courses - One course will be on advertising and will incorporate the advertising brochure into the course materials. The second course will emphasize broker supervisory duties and will incorporate the PB/BIC brochure into the course materials. The third course is still amorphous.
3. Continuing Education Administration, Curriculum, Courses, Providers, and Instructors

- a. Administrative Issues - SEO Kimura seeks to correct misinformation regarding the CE requirement. Licensees will **not** be able to renew on January 1, 1995 on active status without having fulfilled the CE requirement. The Commission has no authority to waive the CE requirement. Moreover, licensees are further advised that the Commission anticipates that few if any courses will be held in the first six months of 1995 and that it has no control over provider course offerings.
- b. Application and Certification - **Recommend approval** of Mr. M. Russell Goode to teach the course category of "Real Estate Exchanges".
4. Program of Work and Budget, FY95
 - a. REEF and RERF Budget, FY95 - defer to July 29, 1994 REC meeting.
 - b. Interactive Participation with Organizations
 - 1) **Recommend** that eight REB staff members attend the Hawaii Association of REALTORS (HAR) State Convention, October 5-7, 1994 at the Royal Hawaiian Hotel and the Sheraton Waikiki Hotel. Three Condominium Specialists to be funded by CMEF; SEO, EO and three Real Estate Specialists to be funded by REEF.
 - 2) **Recommend** that SEO Kimura attend the Council of Licensure, Enforcement and Regulation (CLEAR) Annual Conference, September 28 -October 1, 1994 in Boston, subject to PVL and DCCA approval. Alternates for travel will be, in priority, EO Rutkowski or a Real Estate Specialist. Travel to be funded by REEF.
 - c. Cooperative Education, Research, and Administration Program -**Recommend approval** of REEF funding for attendance to prelicensing salesperson course for three RICO investigators per fiscal year; subject to: 1) Investigator attendee being assigned real estate investigations, 2) such training being procured from an accredited prelicensing school, 3) Investigator attendee to provide Commission approved evaluation of instructor after orientation, and 4) REC budget; and delegation to staff of administration of such training.
5. ARELLO and REEA Report - ARELLO 1994-1995 Committee Sign-ups -Commissioners and staff will be signed-on to committees consistent with their respective REC committee involvement.
6. Next Meeting: Thursday, August 25, 1994, 9:00 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii 96813

Vice Chair Dew turned the meeting over to Chair Nishikawa. Chair Nishikawa presided over the meeting.

Executive
Officer's Report:

The Commissioners were asked to review the minutes of the June 24, 1994 meeting for acceptance.

The Commissioner's non-availability schedule for the months of July through August, 1994 were distributed to the Commissioners for their information.

It was noted that the October Education Review Committee meeting has been moved from October 27 to October 26 due to the Real Estate Summit. The meeting dates for the November meetings will be discussed in August.

The roster of Commissioners was distributed for information.

Licensing:

Questionable Applications

Gloria Chi Realty, Inc.

Ms. Chi was present to answer any questions relating to her application for a real estate corporation.

Ms. Chi stated that she had answered question 1.b. on the application incorrectly. She answered that she did not have any complaints because she did not know that the licensing agency also included the Regulated Industries Complaints Office. She thought it only referred to the office which issues the licenses.

Upon a motion by Commissioner Dew, seconded by Commissioner Ching, it was voted on and unanimously carried to take this matter under advisement.

Ms. Chi was invited to attend the Real Estate Summit, which will be held in Honolulu, on October 27, 1994.

Adjudicatory
Matters:

The Chair called for a recess from the Commission meeting at 9:29 a.m. to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, Hawaii Revised Statutes:

Richard D. Sterman dba Sterman Realty, REC 94-52-L

Upon a motion by Commissioner Imamura, seconded by Commissioner Dew, it was voted on and unanimously carried to approve the Settlement Agreement Prior to Filing Petition for Disciplinary Action and Commission's Final Order.

Leticia Artienda, REC 93-92-L

Upon a motion by Commissioner Imamura, seconded by Commissioner Ching, it was voted on and unanimously carried to approve the First Amended Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order.

Following the Commission's review, deliberation and decisions in these matters, pursuant to Chapter 91, HRS, the Chair announced that the Commission was reconvening to its scheduled Commission meeting at 11:55 a.m., pursuant to Chapter 92, HRS.

Committee Reports: **Education Review Committee**

Program of Work and Budget - Education Review Committee, FY95
The Chair reported that he would like to see any carryover funds expended prior to the departure of Dr. Ordway. Therefore, he recommended that only the main projects be funded and that a cushion be set aside to maintain the Center's operation during the transition.

Upon a motion by Commissioner Nomura, seconded by Commissioner Imamura, it was voted on and unanimously carried to approve the Real Estate Recovery Fund Budget for FY95 and to approve the Real Estate Education Fund Budget, dated July 29, 1994 and labelled Draft 2, subject to: (1) reconciling dollar amounts with the program of work; (2) offsetting HREREC carryover funds for long term programs; and (3) including a reserve amount for the HREREC, to be agreed upon between the HREREC and the Commission Chairperson.

Commissioner Lee arrived.

Upon a motion by Commissioner Dew, seconded by Commissioner Lee, it was voted on and unanimously carried to approve the Program of Work and Budget of the Education Review Committee, FY95, Draft 3G.

Recess: The Chair recessed the meeting at 10:30 a.m.

Reconvene: The Chair reconvened the meeting at 10:40 a.m.

Licensing: **Questionable Applications**

Frances Bollinger

Ms. Bollinger was present to answer any questions the Commission may have regarding her application for a real estate salesperson's license.

The Executive Officer informed Ms. Bollinger that the matters discussed may be personal in nature and that she has the right to request that her application be discussed in executive session. Ms. Bollinger waived her rights to discuss her application with the Commission in executive session.

Ms. Bollinger stated that she started smoking marijuana in 1977. She stated that her friend, who is a doctor, was smoking marijuana. She said that she bought one pack for \$15. She only smoked socially, whenever it presented itself. She decided to stop smoking in May 1981. She changed her friends

and her mother wanted her to stop smoking. She felt that she would be more pleasing to God if she did that. In August 1983, she was house sitting at a friend's house in Texas and her friend had something in the refrigerator. She noticed that it took her longer to think while she was under the influence of the drug. She notices that she is affected by smoking marijuana. She has not smoked marijuana since August 1983. She did drink on occasion a little too much. She stated that she only has wine at Passover and has a bottle of wine that has been in her refrigerator for over three months. She is a Sunday-school teacher at two different churches on a part-time basis. She explains to her students why she doesn't do drugs.

She stated that her brother was asked to be President of the Board of Realtors in Texas, but he turned it down. He sits on the local Board of Realtors in El Paso. She was working for her brother but she decided to live in Hawaii. She wanted to do more with her life, so she worked with the elderly. She has a teaching degree. She stated that she feels she will be good in real estate. She has been in Hawaii since August 1991.

Upon a motion by Commissioner Dew, seconded by Commissioner Lee, it was voted on and unanimously carried to take this matter under advisement.

Glenn T. Higuchi

Mr. Higuchi was present to answer any questions the Commissioners may have regarding his application for a real estate salesperson license.

The Executive Officer informed Mr. Higuchi that the matters discussed may be personal in nature and that he has the right to request that his application be discussed in executive session. Mr. Higuchi waived his rights to discuss her application with the Commission in executive session.

Mr. Higuchi stated that the tax liens imposed upon him were related to a business that he had owned previously. He did not pay his taxes because he was just making enough to make ends meet. He was unable to pay his taxes at the end of the year. He has since paid the personal taxes that he owed. The only taxes that he still owes are the ones from the liens. He is currently paying \$200 per month for the repayment of the tax liens.

Upon a motion by Commissioner Dew, seconded by Commissioner Aki, it was voted on and unanimously carried to take this matter under advisement.

Kelfred K. C. Chang

Mr. Chang was present to answer any questions the Commissioners may have regarding his request for an equivalency to two closed sales and three closed listings.

Mr. Chang stated that he has finished his CCIM course materials, but he still needs to fulfill his practical experience. He intends to complete his CCIM.

His uncle is his principal broker and his uncle is a very strong proponent for education. He is working with a non-profit organization as their project coordinator. The organization provides housing for their clients who are mentally ill. He joined the organization to perform community service and also to learn how the government works in providing housing for people. He is involved in some management and development.

Upon a motion by Commissioner Dew, seconded by Commissioner Nomura, it was voted on and unanimously carried to take this matter under advisement.

Paulin Pacific Group, Ltd.

Mr. William Tanaka, principal broker, was present to answer any questions the Commissioners may have regarding Paulin Pacific Group, Ltd.'s application for registration as a condominium managing agent and a condominium hotel operator.

Mr. Tanaka stated that they had answered the question relating to "...charges of unlicensed/unregistered activity...regardless of outcome..." The answer should have been "Yes" as they had had a complaint filed against them in 1991. The complaint was later dismissed. He also stated that they have overlooked the words, "regardless of outcome" and assumed that a "Yes" answer was required only if there was a conviction in another state. In 1994, they continued to answer the question in the same manner.

Upon a motion by Commissioner Lee, seconded by Commissioner Nomura, it was voted on and unanimously carried to take this matter under advisement.

Phillip L. Lopez

Mr. Lopez was present to answer any questions that the Commissioners may have regarding his application for a real estate salesperson's license.

The Executive Officer informed Mr. Lopez that the matters discussed may be personal in nature and that he has the right to request that his application be discussed in executive session. Mr. Lopez waived his rights to discuss his application with the Commission in executive session.

Copies of letters from Joseph Giovannoni and Dr. Amanda S. Armstrong were distributed to the Commissioners for their information.

Mr. Lopez requested that, if possible, a decision on his license be made at this meeting since he has been in limbo for the last 90 days. He stated that he is aware of the ADA laws. He stated that he has been unable to find a job without a real estate license. He stated that he understands DROAs, closing escrow closings and deeds because his father owns and sells a lot of property in Washington. He has worked with lawyers in these transactions. He would like to work in property management and is not really interested in

selling real estate.

Upon a motion by Commissioner Dew, seconded by Commissioner Ching, it was voted on and unanimously carried to take this matter under advisement.

Executive Session:

Upon a motion by Commissioner Lee, seconded by Commissioner Ching, it was voted on and unanimously carried to enter into executive session pursuant to Section 92-5(a)(1)(4), "To consider and evaluate personal information relating to individuals applying for professional or vocational licenses cited in section 26-9 or both"

Upon a motion by Commissioner Ching, seconded by Commissioner Nomura, it was voted on and unanimously carried to move out of executive session.

Commissioner Lee was excused from the meeting.

Licensing:

Ratification

Upon a motion by Commissioner Aki, seconded by Commissioner Imamura, it was voted on and unanimously carried to ratify the following:

Brokers

Punanahui, Inc.

Tropical Oasis Enterprises, Ltd.

Rita Jo Shoultz dba The Shoultz Group, Commercial Investment Real Estate

Cornelio Joe Gorospe

Rainbow Reservations, Inc.

John B. Gwaltney dba Sunrise Realty

William A. Bortfeld

Helen D. Peil dba Property Investment International

Peter W. McKenney

Nancy L. Gillingham

Gwendolyn M. Y. Au

HONFED Financial Services, Corp.

Site Office

TNT Realty, Inc. dba Coldwell Banker Aloha Properties - The Bay Club at Waikoloa Beach Resort

TNT Realty, Inc. dba Coldwell Banker Aloha Properties - Fairway Terrace Condominiums

Hannon Realty, Ltd. - Kuhio Banyan Club

Maryl Realty, a division of Maryl Development, Inc. - 'Iolani

Pacific Homes - Na Pali Haweo

Pacific Homes - Moanalua Village, Phases I, II, III & IV

TNR Development dba Island Pacific Homes - Kekuailani, Village IV at Kapolei

Schuler Realty/Oahu, Inc. - Champions at Waikele

Chaney Brooks Realty, Inc. - The Masters at Kaanapali Hillside, Phases B, C, D & E

The Prudential Locations, Inc. - The Greenwood

Bretz Properties - Pacific Shores

Site Office

Maryl Realty, a division of Maryl Development, Inc. - Waikoloa Fairways
Gamrex, Inc. - Kona Vistas Subdivision

Trade Name

International Investment Services, Inc. dba Hadsell-Lambert
West Maui Realty, Inc. dba Mortgage Acquisitions
Harold H. Nakagawa dba Oahu Properties
Regina Carmen Guy dba Grass Shack Realty
Herschell Sen Wai Chu dba Herschell S.W. Chu Realty

Change of Corporate Name

Takasaki Real Estate Services, Inc. fka M. Takasaki, Inc.

Condominium Managing Agents

Tri-Isle Realty & Development Co., Inc.

Condominium Public Reports Issued for the Month of June 1994:

The Pointe at Poipu, Kauai (Final)
Kalihiwai Ridge Mauka Condominium, Kauai (Final)
Kaloko Makai Condominium, Hawaii (Final)
Cook Estates, Lot A-1, Hawaii (Final)
Makiki Cliffside, Honolulu (Preliminary)
1326-F and 1326-G Alewa Drive, Honolulu (Final)
Hale Ola Mana, Honolulu (Final)
Okinaka/Cox Condominium, Hawaii (Preliminary)
Puhiahi Business Center, Kauai (Final)
Ko Olina Fairways, Honolulu (Preliminary)
Keopu Farms, Hawaii (Final)
Olaloa-Project III, Honolulu (Final)
Palolo Agricultural Terraces Condominium, Honolulu (Final)
Hale Kololia, Hawaii (Final)
Puupilo Hale Estates, Kauai (Final)
926 and 926-A Kaipii Street, Honolulu (Final)
The Crowne at Wailuna, Phase I, Honolulu (Final)
Iao Parkside Phase II, Maui (Final)
Uke'e Industrial Center, Honolulu (Final)
Napili Gardens, Maui (Final)

Vice Chair Dew was excused from the meeting due to a conflict of interest.

Upon a motion by Commissioner Imamura, seconded by Commissioner Ching, it was voted on and unanimously carried to ratify the branch office application of Conley Dew, Ltd., located at 95-1249 Meheula Parkway, Suite B-7, Mililani, Hawaii 96789.

Vice Chair Dew returned to the meeting.

Licensing:

Restoration of Forfeited License

John Duane Mahon	Salesperson
George J. Morikawa	Salesperson
Mary E. Reilly	Salesperson
Linda Roughton	Salesperson
Douglas W. Schilling	Salesperson
Takeshi Yamamoto	Salesperson

After a review of the information submitted by the applicants, Commissioner Imamura moved that restoration of license be approved subject to the applicants submitting evidence of successful completion of a Commission-approved real estate course. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Thomas William Newcomer	Salesperson
Jeffrey S. L. Tong	Salesperson

After a review of the information submitted by the applicants, Commissioner Dew moved that restoration be approved subject to the applicants submitting evidence of successfully passing the real estate salesperson's licensing examination. Commissioner Ching seconded the motion. The motion was voted on and unanimously carried.

Questionable Applications

Phillip L. Lopez

After a review of the information presented by the applicant, Commissioner Imamura moved to approve a conditional real estate salesperson's license for Phillip L. Lopez. Commissioner Ching seconded the motion. The motion was voted on and unanimously carried.

Glenn T. Higuchi

After a review of the information presented by the applicant, Commissioner Nomura moved to approve Glenn Higuchi's application for a real estate salesperson's license. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Derrick D. C. Lee

After a review of the information submitted by the applicant, Commissioner Ching moved to approve Derrick D. C. Lee's application for a real estate salesperson's license. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Frances D. Bollinger

After a review of the information presented by the applicant, Commissioner Dew moved to approve Frances D. Bollinger's application for a real estate salesperson's license. Commissioner Nomura seconded the motion. The motion was voted on and unanimously carried.

James E. Schade

After a review of the information submitted by the applicant, Commissioner Nomura moved to approve James E. Schade's application for a real estate broker's license. Commissioner Dew seconded the motion. The motion was voted on and unanimously carried.

Steven M. Cohen dba Steve Cohen and Associates

After a review of the information submitted by the applicant, Commissioner Dew moved to approve Steven M. Cohen's application for sole proprietor and also his request to use the tradename "Steve Cohen and Associates". Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Soren M. K. Seaver

After a review of the information submitted by the applicant, Commissioner Imamura moved to approve Soren M. K. Seaver's application for sole proprietor and home business occupation. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Gloria Chi Realty, Inc.

After a review of the information presented by the applicant, Commissioner Dew moved to approve the real estate corporation application of Gloria Chi Realty, Inc. Commissioner Nomura seconded the motion. The motion was voted on and unanimously carried.

Linda K. Summers, Summers Realty

After a review of the information submitted by the applicant, Commissioner Nomura moved to grant conditional approval of Ms. Summers's request to change her principal place of business to 1310 Inia Street, Kapaa, HI 96746 and that Ms. Summers be directed to take and successfully complete the Commission's approved real estate broker's prelicensing course in satisfaction of REC 93-106-L. Commissioner Dew seconded the motion. The motion was voted on and unanimously carried.

Paulin Pacific Group, Ltd.

After a review of the information presented by the applicant, Commissioner Imamura moved to approve the condominium managing agent and condominium hotel operator registration of the Paulin Pacific Group, Ltd. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

John H. Hilliard, Jr.

After a review of the information submitted by the applicant, Commissioner Dew moved to approve the condominium managing agent and condominium hotel operator registration of John H. Hilliard, Jr. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Outrigger Hotels Hawaii

After a review of the information submitted by the applicant, Commissioner Ching moved to approve the condominium managing agent and condominium hotel operator registration and fidelity bond with additional named insureds, subject to the Commission's receipt of a statement from the fidelity bond carrier verifying that payment of the claims filed against other named insureds/activities will not affect the coverage of CMA and CHO activities of Outrigger Hotels Hawaii. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Rebecca L. Tillery

After a review of the information submitted by the applicant, Commissioner Ching moved to approve Ms. Tillery's request for an equivalency to three closed sales and three closed listings based on her BOMA-RPA designation. Commissioner Dew seconded the motion. The motion was voted on and unanimously carried.

Kenneth David Josephson

After a review of the information submitted by the applicant, Commissioner Nomura moved to approve Mr. Josephson's request for an equivalency to three closed listings and three closed sales. Commissioner Dew seconded the motion. The motion was voted on and unanimously carried.

Kelfred K. C. Chang

After a review of the information presented by the applicant, Commissioner Aki moved to approve Mr. Chang's request for an equivalency to two closed sales and education to three closed listings. Commissioner Ching seconded the motion. The motion was voted on and unanimously carried.

Acceptance of Minutes: The minutes of the June 24, 1994 Real Estate Commission meeting were accepted as circulated.

Next Meeting: Friday, August 26, 1994
9:00 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Adjournment: With no further business to discuss, the Chair adjourned the meeting at 11:55 a.m.

Respectfully submitted by:

Christine Rutkowski
Executive Officer

Date